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**A. ADOPTIONS**

**1. Adoption of the Agenda**

Council is requested to pass a motion to adopt the agenda.

**2. Adoption of the Minutes**

**a. Special Council - November 15, 2024**

Minutes to be adopted.

**b. Special Council - November 18, 2024**

Minutes to be adopted.

**c. Regular Council - Land Use – November 18, 2024**

Minutes to be adopted.

**d. Regular Council - Public Hearing – November 18, 2024**

Minutes to be adopted.

**B. PRESENTATIONS**

This section has no items to consider.

**C. PUBLIC HEARING DELEGATIONS**

1. **Amendments to Surrey Zoning By-law, 1993, No. 12000 and Surrey Official Community Plan Bylaw, 2013, No. 18020 to Streamline Development and Permitting Processes: Part 1 - Definitions, Part 7A - Streamside Protection, Part 5 - Off-Street Parking and Loading/ Unloading, and Sensitive Ecosystems Development Permits - Corporate Report R237**  
"Surrey Official Community Plan Bylaw, 2013, No. 18020, Bylaw, 2024, No. 21476"  
"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21477"  
"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21478"

PURPOSE: To support streamlining the City’s development and permitting processes, enhance the supply and affordability of housing in Surrey, and further align City bylaws with Provincial housing legislation.

2. **Proposed Text Amendments to Surrey Zoning By-law, 1993, No. 12000 - Corporate Report R223**  
"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21474"

PURPOSE: To improve efforts to increase efficiency of the development process by clarifying zoning regulations and ensuring consistency with policies and regulations.

3. **Proposed Zoning By-law Amendments for Temporary Real Estate Sales Centres - Corporate Report R235**  
"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21475"

PURPOSE: To allow temporary real estate sales centre buildings in all zones for a specified duration and under certain conditions, and to delegate minor variances for these uses to a delegated official.

**D. MAYOR'S REPORT**

This section has no items to consider.

**E. COUNCILLOR'S REPORTS**

This section has no items to consider.

**F. CONSENT AGENDA**

There are no items to consider on the consent agenda.

**G. ITEMS REMOVED FROM THE CONSENT AGENDA**

This section has no items to consider.

**H. BOARD, COMMITTEE AND COMMISSION REPORTS**

**1. Parks, Recreation and Sport Tourism Committee– October 2, 2024**

- a. Minutes to be received.
- b. Council to consider the following recommendation from the Committee:

**2025 Annual Work Plan**

**I. CORPORATE REPORTS**

The following Corporate Reports to be considered:

**Item No. R239      Amendment to the Partnering Agreement and License and Operating Agreement with the Association of Neighbourhood Houses of BC for Childcare at Don Christian Recreation Centre**

**Item No. R240      Recommended Public Art for Cloverdale Sport & Ice Complex**

**Item No. R241      Focus Newton Action Plan – 2024 Update**

**Item No. R242      Renewal of Adobe Licensing for Provision of Software**

**Item No. R243      Award of Contract No. 1220-040-2024-034 for the Surrey Sport and Leisure Play Space and Multipurpose Room Renovation, to Accommodate Childcare Space**

**Item No. R244      2025 Staff Inclusion Calendar**

- Item No. R245      Early Excavation for Multi-Family Housing: Pilot Program**  
**Note: See Bylaw under J.5**
- Item No. R246      Updates to Land Use Designations for South Newton,  
King George Corridor, and Fleetwood Town Centre Plans**
- Item No. R247      Proposed City Centre Office and Density Bonus Policy  
Amendments**
- Item No. R248      Award of Contract No. 5523-001-21 District Energy Distribution  
Piping Expansion**
- Item No. R249      Licence Agreement with Rogers Communications Canada Inc.  
for Use of Road Allowances**
- Item No. R250      72 Avenue Corridor Public Engagement and Project Design**
- Item No. R251      Amendment to the Coordinated Works Agreement with BC  
Hydro 32 Avenue Road Improvements from 184 Street to  
188 Street**

**J.      BYLAWS AND PERMITS**

**BUSINESS ARISING OUT OF THE PUBLIC HEARING**

1.      Amendments to Surrey Zoning By-law, 1993, No. 12000 and Surrey Official Community Plan Bylaw, 2013, No. 18020 to Streamline Development and Permitting Processes: Part 1 - Definitions, Part 7A - Streamside Protection, Part 5 - Off-Street Parking and Loading/ Unloading, and Sensitive Ecosystems Development Permits - Corporate Report R237

To support streamlining the City’s development and permitting processes, enhance the supply and affordability of housing in Surrey, and further align City bylaws with Provincial housing legislation.

- \*      See memorandums dated November 27, 2024.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Bylaw, 2024, No. 21476"

**That Council amend Bylaw No. 21476 as outlined in Appendix I**

**Third Reading, as amended**

**Final Adoption**

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21477"

**That Council amend Bylaw No. 21477 as outlined in Appendix I**

**Third Reading, as amended**

**Final Adoption**

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21478"

**That Council amend Bylaw No. 21478 as outlined in Appendix I**

**Third Reading, as amended**

**Final Adoption**

2. Proposed Text Amendments to Surrey Zoning By-law, 1993, No. 12000 - Corporate Report R223

To improve efforts to increase efficiency of the development process by clarifying zoning regulations and ensuring consistency with policies and regulations.

- \* See memorandum dated November 27, 2024.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21474"

**Third Reading**

**Final Adoption**

3. Proposed Zoning By-law Amendments for Temporary Real Estate Sales Centres - Corporate Report R235

To allow temporary real estate sales centre buildings in all zones for a specified duration and under certain conditions, and to delegate minor variances for these uses to a delegated official.

- \* See memorandums dated November 27, 2024.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21475"

**Third Reading**

**Final Adoption**

#### **FINAL ADOPTIONS**

- 4. Surrey Municipal and Regional District Tax Renewal, 2025-2030 – Corporate Report R214

To renew the Surrey Municipal and Regional District Tax for a period of five years from 2025 – 2030.

"Municipal and Regional District Tax bylaw, 2024, No.21453"

**Final Adoption**

#### **INTRODUCTIONS**

- 5. Early Excavation for Multi-Family Housing: Pilot Program

To facilitate quicker construction of new homes by issuing an “excavation only” building permit in advance of final adoption of the rezoning and issuance of the development permit.

**Note:** This Bylaw will be in order for consideration should Council approve the recommendations of Corporate Report No. R245.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21490"

**First Reading**

**Second Reading**

**That the Public Hearing be held on Monday, December 16 , at 7:00 p.m.**

**K. CLERK’S REPORT**

**1. Delegation Request**

- (a) **Wendy Hamilton, Volunteer, and Edel Hass, Volunteer**  
**West Coast Environmental Law**  
File: 0500-20-10

Requesting to appear at a Council-in-Committee meeting to present legal opportunities associated with the cost of climate change.

**2. Acting Mayor Appointments January 1, 2025 – December 31, 2025**

Council is requested to approve the proposed Acting Mayor appointments.

**That Council approve the schedule of Acting Mayor appointments for January 1, 2025 – December 31, 2025.**

- |                                     |                          |
|-------------------------------------|--------------------------|
| • <b>January 1 to February 23</b>   | <b>Councillor Hepner</b> |
| • <b>February 24 to April 18</b>    | <b>Councillor Annis</b>  |
| • <b>April 19 to June 11</b>        | <b>Councillor Bose</b>   |
| • <b>June 12 to August 4</b>        | <b>Councillor Elford</b> |
| • <b>August 5 to August 26</b>      | <b>Councillor Nagra</b>  |
| • <b>August 27 to October 19</b>    | <b>Councillor Stutt</b>  |
| • <b>October 20 to December 10</b>  | <b>Councillor Kooner</b> |
| • <b>December 11 to December 31</b> | <b>Councillor Bains</b>  |

**L. NOTICE OF MOTION**

This section has no items to consider.

**M. OTHER BUSINESS**

This section has no items to consider.

**N. ADJOURNMENT**

Council to pass a motion to adjourn the Regular Council – Public Hearing meeting.